

Meeting Notice
City of Warwick
Planning Board

Date: Wednesday, September 7, 2005

Time: 7:00 p.m.

Location: Warwick City Hall
Lower Level Conference Room
3275 Post Road
Warwick, RI 02886

Review and acceptance of August 2005 meeting minutes.

Public Meeting

Minor Subdivision

Sherman Plat

Location: 171 Sharon Street

Assessor's Plat: 267

Lot: 173

Applicant: Sundown Corporation

Zoned: A-7 (Residential)

Area: 18,700 square feet

Ward: 7

Engineer: Alpha Associates, LTD.

The applicant is requesting preliminary approval to subdivide one lot to create two lots, one lot with an existing structure and one new lot for development on an existing street in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on**

those lots according to pertinent regulations and building standards would be impracticable.

5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the final plan shall include existing drainage lines in Sharon Street, label existing contours and show proposed grading.

2) That the final plan shall re-label the 18" maple depicted on plan to 40" oak.

3) That the final plan shall include drip-line tree protection detail which shall be installed around the three existing oak trees surrounding the proposed dwelling.

4) That the final plan shall include a notation that no building permit shall be issued until drip line tree protection has been installed and inspected by the City's Landscape Project Coordinator.

Public Meeting

Minor Subdivision

New London Crest

Applicant: Shabreka Corporation

Location: 169 New London Avenue

Assessor's Plat: 251

Lot: 89

Zoning District: Residential A-7

Land Area: 20,967 square feet

Number of lots: 2

Engineer: Robert Boyer, PLS

Ward: 7

The applicant is requesting preliminary approval to raze an existing structure and subdivide one lot to create two new lots for development on an existing street in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's**

Zoning Ordinance.

- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate and permanent access to a public street.**

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the final plan shall clarify any issues related to the possible encroachment of the existing driveway and utilities for the dwelling located on lot 165 and an easement if necessary.**
- 2) That the proposed grading must be indicated on the final plan.**
- 3) That a City of Warwick Physical Alteration Permit (PAP) shall be**

necessary for any work performed within New London Avenue.

Public Meeting

Minor Subdivision

Doris and Dixie Avenue

Applicant: William & Diane Ruggieri

Location: 26 Dixie Avenue and 10 & 26 Doris Avenue

Assessor's Plat: 319

Lot(s): 264 – 271, 240, 241, 242 & 523

Zoning District: Residential A-7

Land Area: 38,400 square feet

Number of lots: 5

Engineer: Peter V. Cipolla, Jr., PLS

Ward: 4

The applicant proposes to subdivide twelve lots totaling 38,400 square feet to create five new lots, two lots with existing dwellings and three new lots for development on an existing street in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable.**
- 5) That the proposed development possesses adequate and permanent access to a public street.**

Planning Department Recommendation

The Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

- 1) That the final plan shall include a 20 foot wide drainage easement to be deeded to the City of Warwick in order to accommodate the**

existing 12” drain line located between lots 265 and 266.

2) That a final development plan shall be submitted, it shall include the name and address of property owners across the street, all existing and proposed utilities, existing and proposed contours, edge of pavement, all existing and proposed buildings on and abutting the site.

3) That the lowest floor elevation (including basement) shall be at least 3-feet above the maximum seasonal high ground water elevation.

4) That the developers shall plant a total of nine street trees, three per lot for lots 1, 2, and 3; species and placement to be determined by the City’s Landscape Project Coordinator.

5) That any abandoned or disconnected water lines shall be cut off at the distribution main.

Public Informational Meeting

Major Land Development Project

Cedar Hill Farms

Applicant: Andrew Catanzaro & Robert S. & Marjorie B. Catanzaro

Location: 316 Love Lane

Assessor's Plat: 222

Lot(s): 156

Zoning District: Residential A-40

Land Area: 11.86 Acres

Number of lots: NA

Engineer: Ocean State Planners, Inc.

Ward: 9

The applicant is requesting Master Plan approval to construct two new single-family dwellings on one lot through the creation of a land condominium on an 11.86 acre lot in a Residential A-40 zoning district. The proposed development requires relief from Zoning Ordinance Section 304.4 "Only one dwelling structure on any lot."

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations and

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) Not in compliance with the standards and provisions of the City's Zoning Ordinance; therefore, requiring relief from Zoning Ordinance Section 102.1 304.4 "Only one dwelling structure on any lot."**

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and

5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant Master Plan approval with the following stipulations:

1) That the applicant must receive the necessary relief from the City's Zoning Board of Review.

2) That the proposed paved right-of-way width shall be a minimum of 24 feet, shall include fire hydrants (location and number to be determined by the Warwick Fire Department) and shall include provisions (cul-de-sac) for the safe and efficient maneuver of fire, rescue and other large service vehicles as may be required.

3) That the proposed right-of-way shall be designed and constructed to accommodate fire, rescue and other large commercial vehicles as may be required.

4) That the right-of-ways shall be a common access drive for all members of the condominium association.

5) That all necessary infrastructure including, but not limited to, drainage, roadways and water lines shall be owned and maintained by the condominium association.

6) That the applicant work together with the City Landscape Project Coordinator to protect existing mature trees on the site.

7) That the preliminary plan shall include buildings on abutting properties.

8) That the developer shall dedicate “funds-in-lieu of open space” equal to seven lots to City of Warwick for Recreational District 7 upon recording of the final approval.

Public Hearing

Major Land Development Project

Byrne Plat

Applicant: Martin, Kevin and Maureen Byrne

Location: 73-75 Central Street

Assessor's Plat: 274

Lot(s): 293

Zoning District: Residential A-7

Land Area: 8,467 Square Feet

Number of lots: NA

Engineer: N/A

Ward: 8

The applicant is requesting a combined preliminary/final approval to have a five-family dwelling on an undersized lot with less than the required land area, frontage, lot width, and front and side yard setbacks in a Residential A-7 zoning district.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance having received Zoning Board of Review approval**

Petition # 9059 to have a five-family dwelling on an undersized lot with less than the required land area, frontage, lot width, and front and side yard setbacks.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant a combined preliminary/final approval.

Public Hearing

Major Land Development Project

Pawtucket Credit Union

Applicant: Pawtucket Credit Union

Location: 405 Warwick Avenue

Assessor's Plat: 290

Lot(s): 186 & 200

Zoning District: General Business

Land Area: 1.21 acres

Number of lots: 1

Engineer: JCE, Incorporated

Ward: 2

The applicant is requesting a combined master plan/preliminary approval to allow for the construction of a new bank building on two lots totaling 1.21 acres in a General Business Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City's Zoning Ordinance.**

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

The Planning Department recommendation is to grant a combined master plan/preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the applicant shall merge the two lots through an Administrative Subdivision prior to final approval.

2) That the developer shall coordinate the sewer connection with the Warwick Sewer Authority and contact the pre-treatment program to review occupancy and interior plumbing plans.

3) That the development shall require a sewer sampling manhole for

all occupants.

4) That the final plan shall include a note that the design engineer shall submit “as-built” plans and a certification to the City Engineer prior to the issuance of a Certificate of Occupancy that the storm drainage construction is in compliance with all elements of the design plan.

5) That pavement Section "A" on sheet 4 of 13 must be coordinated with the proposed pavement structure (Pavement Type A) in the general notes on sheet 2 of 13.

6) That the applicant shall state the purpose of the existing monitoring well and report on the status of the well to the City Engineer.

7) That the existing conditions plan shall be stamped and signed by a professional engineer (PE).

8) That the existing fire service shall be cut and capped at the distribution main.

9) That the developer shall replace the copper meter service after the curb stop and from the main if deemed necessary by the Warwick Water Division.

10) That an RPZ backflow device shall be installed directly after the domestic water meter.

11) That the developer shall submit a detailed landscape plan prepared by a Rhode Island Licensed Landscape Architect to be approved by the City's landscape Project Coordinator prior to final approval.

Public Hearing

Major Land Development Project

St. Timothy's

Applicant: Russell DePetrillo

Location: 101 Lake Shore Dr.

Assessor's Plat: 320

Lot(s): 179

Zoning District: Planned District Residential (PDR) A-7

Land Area: 1.59 Acres

Number of lots: NA

Engineer: National Surveyors – Developers, Inc.

Ward: 4

The applicant is requesting preliminary approval to convert a former

elementary school building into a 14-unit multi-family residential condominium complex with less than the required front and side yard building setbacks, less than the required parking setbacks from buildings and abutting properties, less than the required landscape buffers, less than the required dumpster setback in a Planned District Residential (PDR) A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance, having received City Council Zone Change PCO-21-05.**
- 3) That there will be no significant negative environmental impacts from the proposed development.**
- 4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:**

5) That the proposed development possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That the proposed dumpster shall be relocated away from the abutting residential properties, in conformance with the City's zoning requirements.

2) That a Physical Alteration Permit (PAP) from the City's Public Works Department will be required for the proposed Lake Shore Drive access.

3) That the final water connection plans shall be approved by the Warwick Water Division and shall be master metered, that separate water taps shall be required for domestic and fire prevention needs, that backflow protection shall be installed directly after the domestic meter and that any outside irrigation and fire service shall require a double check detector device.

4) That the final sewer connection plan shall be approved by the Warwick Sewer Authority.

5) That the development shall contain two primary entrances to the building which shall be located in proximity to the proposed parking areas and that any additional access points shall be restricted for emergency use only to the extent allowed by the building code.

6) That the developer shall perform a traffic study which shall be submitted to the Warwick City Council that shall examine the feasibility of installing a four way stop sign at the intersection of Count Fleet Avenue and Omaha Boulevard.

7) Prior to Final Approval, the Developer must collaborate with the Planning Department for architectural review of the proposed development which shall be reflective of the character, scale and materials of the surrounding neighborhood which consists primarily of Cape Style homes of approximately 1,000 sf each constructed in the 1950's and 60's.

Public Hearing

Major Subdivision

Miga - Corona Plat

Applicant: AGIM Family Limited Partnership

Location: 80 and 94-96 Corona Street

Assessor's Plat: 270

Lot(s): 169 & 212

Zoning District: Residential A-7

Land Area: 3.28 Acres

Number of lots: 9

Engineer: Alpha Associates, Inc.

Ward: 8

The applicant proposes to subdivide two existing conforming lots totaling 3.28 acres to create nine new lots and a new street; one lot with an existing residence, one lot with a two-family dwelling and seven new lots for development in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 "Purposes and General Statements" of the City's Development Review Regulations, and:

1) Generally consistent with the Comprehensive Community Plan

2) In compliance with the standards and provisions of the City's Zoning Ordinance.

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer upon compliance with the following stipulations:

1) That all utilities shall be buried underground as required in Development Review Regulations Section D.2.1 r “Utilities Underground.”

2) That the nonconforming garage located on record lot 9 shall be moved or removed to conform to the required front yard setback or that Zoning Board of Review relief shall be granted prior to the issuance of a building permit.

3) That the pavement width shall be increased to 26' to be in conformance with Development Review Regulations Section D.2.1 (h) "Travel Way Widths."

4) That the final drainage plan shall be approved by the City Engineer prior to final approval.

5) That the final landscape plan shall include the notation: "Drip-line tree protection shall be installed around all City trees and inspected by the City Landscape Project Coordinator prior to the issuance of a building permit" shall be approved prior to final approval.

6) That the developer shall contribute funds in lieu of open space based on seven additional lots as required in the Warwick Comprehensive Plan for Recreation District #6.

Public Hearing

Major Land Development Project

Greenwood Commons II

Applicant: Centerville Builders, Inc.

Location: 885 Greenwich Avenue

Assessor's Plat: 257

Lot: 274

Zoning District: Residential A-7

Land Area: 7,018 square feet

Number of lots: NA

Engineer: David Gardner and Associates

Ward: 8

The applicant is requesting preliminary approval to demolish and reconstruct an existing Zoning Board approved two-family dwelling; the new two-family dwelling to have less than the required side yard setback on an undersized lot in a Residential A-7 Zoning District.

Planning Department Findings

The Planning Department finds this proposal to be generally consistent with Article 1 “Purposes and General Statements” of the City’s Development Review Regulations, and:

- 1) Generally consistent with the Comprehensive Community Plan.**
- 2) In compliance with the standards and provisions of the City’s Zoning Ordinance having received Zoning Board of Review approval to demolish and reconstruct an existing two family dwelling with less than the required side yard setback on a lot with less than the required land area.**

3) That there will be no significant negative environmental impacts from the proposed development.

4) That the development will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and:

5) That the proposed subdivision possesses adequate and permanent access to a public street.

Planning Department Recommendation

Planning Department recommendation is to grant preliminary approval with final approval to be through the Administrative Officer with the following stipulations:

1) That access to the new two-family dwelling shall be restricted to the existing Greenwood Commons Condominium driveway.

2) That the new two-family dwelling shall be fully incorporated as an inseparable element of the existing Greenwood Commons Condominium Development through deed restriction and within the formal condominium declaration documents.

Public Meeting

Request for a Zone Change

Sueric, LLC.

Applicant: Sueric, LLC.

Location: Barden Avenue

Assessor's Plat: 322

Lot: 293

Zoning District: Residential A-7 to General Business

Land Area: 5,000 square feet

Number of lots: 1

Engineer: Robert F. Lizotte, PLS.

Ward: 3

The applicant is requesting a zone change on Assessor's Plat: 322, Lot 293 from Residential A-7 to General Business in order to bring the zoning into compliance with abutting lot 290 and to enable the merger of lot 290 with lot 293.

Planning Department Findings

The Planning Department found the proposal to be in compliance with the City's Comprehensive Plan including the Goals and Policies Statement, the Implementation Program, the Land Use Element, and

the Economic Development Element. The Planning Department also finds the proposed zoning amendment to be generally consistent with the following purposes of the City's Zoning Ordinance, as presented in Section 100 "Title and Purpose":

103.1 Promote the public health, safety and general welfare of the City.

103.2 Provide for a range of uses and intensities of use appropriate to the character of the city and reflects current and future needs.

103.3 Provides for orderly growth and development, which recognizes:

(A) The goals and patterns of land use contained in the Comprehensive Plan of the City.

(B) The natural characteristics of the land including its suitability for use.

(E) The availability and capacity of existing and planned public and/or private services and facilities.

(F) The need to shape the urban and suburban development.

103.11 Promote implementation of the Warwick Comprehensive

Community Plan, as amended.

103.12 Provide for coordination of land uses with contiguous municipalities, other municipalities, the state and other agencies.

Administrative Subdivisions

Post Road & Industrial Avenue Plat: 291 Lots: 47 & 67